

AGENDA

FOR THE REGULAR MEETING OF THE CITY OF BELEN PLANNING AND ZONING COMMISSION, STATE OF NEW MEXICO, COUNTY OF VALENCIA TO BE HELD ON TUESDAY THE 30TH OF MAY 2017 AT 6:00 PM IN THE COUNCIL CHAMBERS AT CITY HALL, 100 SOUTH MAIN STREET, BELEN, NEW MEXICO 87002.

ALL P & Z COMMISSION MEETINGS ARE VIDEO AND AUDIO RECORDED.

A COPY OF THE AGENDA MAY BE OBTAINED FROM THE OFFICE OF THE CITY OF BELEN PLANNING & ZONING DEPARTMENT.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGEANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES:**
May 8, 2017
6. **PUBLIC HEARING WITH POSSIBLE ACTION**
 - A. **REQUEST FOR A ZONE CHANGE FROM R-1 TO R-4: MIKE BALDONADO**, for the purpose of constructing a duplex. **LEGAL DESCRIPTION:** Township 5 North, Range 2 East, Section 18, Map 100, Tract 57A1, containing .11 acres, aka 133 S Tenth St., Belen, NM, 87002.
7. **DISCUSSION**
Landscape Ordinance
Variance & Conditional Use Criteria
8. **OPEN COMMENTS/REQUESTS**
9. **ADJOURNMENT**

RESPECTFULLY SUBMITTED

/s/
Lisa R Miller
Planning & Zoning Administrator

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact 505-966-2746 at least one week prior to the meeting.

cc: Mayor & City Council
News Bulletin

Belen Chamber of Commerce
Belen Recreation Center

Belen Public Library
Belen City Hall

JERAH R CORDOVA
MAYOR
LEONA VIGIL
CITY MANAGER



CITY OF BELEN
100 SOUTH MAIN STREET
BELEN, NEW MEXICO 87002
(505) 966-2746
www.belen-nm.gov

WAYNE GALLEGOS
CITY COUNCIL
DAVID CARTER
CITY COUNCIL
DARLEEN ARAGON
MAYOR PRO-TEM
FRANK ORTEGA
CITY COUNCIL

**CITY OF BELEN
PLANNING & ZONING COMMISSION MEETING
MINUTES
MAY 8, 2017**

Chairman Steve Etheridge called the regular meeting of the Belen Planning and Zoning Commission meeting to order at 6:00 p.m.

PRESENT: Chairman Steve Ethridge
Vice Chair Pete Armstrong-Arrived at 6:05 PM
Commissioner Claudine Montano
Commissioner Gordon Reeves

ABSENT: Commissioner Debbie Thompson

CITY STAFF: Lisa Miller, Planning & Zoning Administrator
Steven Tomita, Economic Development

PLEDGE OF ALLEGIANCE

Chairman Steve Ethridge led the Pledge of allegiance.

APPROVAL OF AGENDA:

Commissioner Gordon Reeves moved to approve the Agenda.

Commissioner Claudine Montano seconded the motion.

Motion Carried.

APPROVAL OF MINUTES:

Commissioner Claudine Montano moved to approve the minutes of April 24, 2017.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

DISCUSSION

Fence Ordinance

Steven Tomita informed the Commission that the City Council has sent the Fence Ordinance back to the Commission with the direction that they come up with fences that are acceptable. They want fences that are described, pictures, etc. on what we are going to accept as fences within the City of Belen. A copy of the Queen Creek fence ordinance was included in the packet and that ordinance is very extensive and goes into a lot more detail. It is easier to take that one and change it to fit our situation. The Council also wants us to better address the front fence issues. The Council was also concerned about the grandfathered fences. They want that also addressed. The City has a process by which a property owner can ask for a variance to change the regulations on several issues, one of them being fence issues. A variance is a hardship, which means that you are not able to comply with the zoning regulations due to things such as lot size, lot shape and land topo. He suggested that if a hardship is not the case that a conditional use be considered instead of a variance. The problems with the existing conditional use is that it is either used for a six or twelve month time period and he suggested that they look at that area of the zoning ordinance. They can leave the existing language in but add that the Planning & Zoning Commission has the option to grant a greater length of time. There should be an agreement for both the Variances and Conditional Uses. This keeps things clean and if anyone comes back to see about this we will have the documentation as to show why, how long and the reasons that it was granted.

Chairman Steve Ethridge asked if a variance would be on a contract where it is spelling out why we are granting the variance, any conditions placed on it, what caused it and when those conditions change -----.

Steven Tomita said that with a variance, it is permanent. Once it is granted, it stays with the property. A variance can have conditions placed on it and maintained on it. If those conditions aren't met and maintained the variance goes away. A conditional use is different but we need to modify it with a longer time span based on the Commissions discretion.

Commissioner Gordon Reeves said that the fence Ordinance the Commission sent to the City Council spelled out what type of materials we recommended.

Steven Tomita said that the Commission changed that to state what we wouldn't accept and the Council felt that it left too broad a base out there as to what would be acceptable.

Chairman Steve Ethridge asked if there was anyone who had any comments on the Queen Creek example.

Steve Tomita said that he introduced this so that they could take their time and study over that document so that we can be prepared for the next meeting. The Commission is basically starting over again on the fence ordinance.

Vice Chair Pete Armstrong said that he feels that the parkway area should also be included in the fencing ordinance.

Steven Tomita said that there should be no fencing in the parkway area. That area is owned by the City.

Vice Chairman Pete Armstrong said that there is nothing in the ordinances that says the parkway area is city property. The plat he has for his property does not show that as being city property.

Lisa Miller said that his plat is going to just show him his boundary.

Steven Tomita said that an ordinance will not say. That area is part of the city street right of way and will not be in an ordinance.

Chairman Steve Ethridge said that they are tasked with is defining those areas.

Lisa Miller said no.

Steven Tomita said no, they are tasked with defining what is to be on the property lines. You cannot fence off a City sidewalk. That is City property. What they are basically going to define, in those area, is the type of vegetation to be allowed. Keep in mind that Queen Creek sidewalks, parks and all public right of ways are all owned privately. Most places in New Mexico are all public owned and you cannot fence public lands. If we are going to require that it be maintained by the home owner, then it needs to be in the Ordinance. We will have to put rules, regulations, etc. in that Ordinance being that it is public land. The ordinance needs to say how they are maintained, tree requirements such as if the tree is cut down are we going to require that it be replaced, what size it will be replaced with, what type of tree can be used and their size, etc. All of those things will need to be considered.

Landscaping Ordinance

Chairman Steve Ethridge said that the Commission needs to review the Queen Creek landscape regulations and see what areas they like and what they feel should be included in our landscape ordinance so that the Commission can develop their own Ordinance.

Steven Tomita said that we had been working on the landscaping ordinance and had placed it on hold until the Comprehensive Plan was complete. It bothers him that they have been instructed to jump in on this just to deal with trees. When they get into the landscape ordinance they are not going to just address the trees, they need to address the whole landscape ordinance.

Chairman Steve Ethridge said that a good landscaping ordinance should have trained experts, or employees on staff with an advanced knowledge on landscaping principles like horticulturists, arborists, etc.

Steven Tomita said that is a problem. Those things do not go in an ordinance that goes into a policy. They are two different things.

Commissioner Claudine Montano said that when she decided that she would like a tree in front of her business on Becker Ave., she called the City and asked if she could plant that tree and the

City said, go ahead but you will have to maintain it. They didn't tell her what kind, how big, or anything like that. The City just said that she could do whatever she wanted but she would have to maintain it.

Steven Tomita said that when Queen Creek was developing their landscape ordinance, they went back and forth on the issue of trees along the public access strips. They had trees every ten feet at first then they came back and removed the trees all together along those areas. They were advised by their attorneys that if somebody jumped the curb, went out of control, or situations like that, the person involved in the accident could turn around and sue the City because that tree was in their way and want car damage, physical damage, etc. He informed the Commission that he would contact our City Attorney to find out if that is a possibility or if it be too much of a risk. In the ordinance you can specify what size of trees, bushes, plants, etc. and what types they should be.

Chairman Steve Ethridge said that if they construct an ordinance, it should include the specific areas including the public rights-of-way. This can include the areas that can be landscaped and the areas that cannot. He has seen areas where there are trees and other landscapes that obstruct street lights, street signs, the clear site triangle, etc.

Steven Tomita said that the Queen Creek ordinance is very comprehensive. There are areas that he likes and there are areas that do not fit Belen. Whatever the Commission decides to put in this ordinance, they have to be aware of responsibilities, whether it is the City's or the homeowners. He likes the idea of a specified percentage of any development should be used as open spaces so that trails and bikes trails can be installed and utilized. They need to keep in mind what they want to see and what they want to pay for also.

Vice Chair Pete Armstrong said that when you drive around this city, you see nothing but a hodgepodge of landscapes. He would like to see if there is a methodology they could use to start bringing older parts of the City, into what they want to see in the future.

Steven Tomita said that there are a lot of little parks, and a lot of mish-mash because the City wasn't really planned for uses, it just happened. There are certain things that can be done and require changing to conform to the current regulations within a certain time period.

Chairman Steve Ethridge said that the Queen Creek ordinance also addresses existing natural landscapes along with some lighting restrictions which would fit some of what is going on with the City of Belen. He asked if a tree was on private property and it became a danger of falling and doing damage to surrounding areas, can the City force the property owner to have the tree removed.

Steven Tomita said it depends on how the Ordinance is written.

Vice Chair Pete Armstrong said that he had done some research, and there is an Ordinance in place but there is basically nothing in that Ordinance.

Steven Tomita said that he was correct. There is basically nothing there and nothing that is enforceable. What the Commission needs to focus on is what they want to see for the City of Belen. The Commission also needs to hold public workshops on this so that the public has their

say on this issue and so we can say the public was allowed input. The Landscaping and fencing is a very controversial issue so we have to make sure that everyone has their say.

OPEN COMMENTS/REQUESTS

Steven Tomita handed out the Belen Economic Development flyer.

Commissioner Gordon Reeves asked what was being done to the old water tower.

Steven Tomita said that the City was having an assessment done for painting it.

Chairman Steve Ethridge said that he would like to replace the existing light bulb that is up on the tower with a bulb that will change colors.

Steven Tomita informed the Commission that the NMLZO conference held in Albuquerque was very informative and he would like to see that all Variances and Conditional Uses require a written contract with the City and the person requesting them. This way we have what was agreed to in writing and can hold them to it. Loves has submitted their building plans for review. The Credit Union is moving along well. They need to make a few adjustments to their drainage plan and we are awaiting the DOT's review. Tractor Supply is working with the schools for the old ALCO building. The schools are moving forward to do some work on the building. It is just a matter of a rental or lease agreement between Tractor Supply and the Schools.

Lisa Miller informed the Commission that a pre-application meeting with the Circle K consultant was held and they were informed of what the process is for a zone change, a building permit, abatement of the street, where the storm drainage is, etc. We are trying to give them as much information as possible so that when and if they submit plans, they will be complete and Circle K will not have to make any changes. The process can go quickly that way. She informed them that Yucca Vet is moving forward with its plans for the new clinic on S Main St.

Steven Tomita informed the Commission that he called a meeting with the Chamber of Commerce and the Main St. group to see if they could collectively come up with some ideas on how to promote Belen. Each group has their own area of focus and asked them to work with the City to come up with a joint marketing program to help promote Belen. They all seemed excited about the idea and agreed.

Commissioner Gordon Reeves asked about the sewer line going to the Los Chavez School and what the cost of a tap in would be.

Steven Tomita informed the Commission that the water department has those prices. That was all worked out during the planning of the sewer line.

Commissioner Claudine Montano had to leave. She left at 7:01 PM.

Chairman Steve Ethridge asked the Commission to go over the Queen Creek Landscape Ordinance for discussion at the next meeting.

Vice Chair Pete Armstrong said that he was amazed at the outpouring of support that was received regarding the tree incident. He has received phone calls from as far away as Florida and California.

P & Z Minutes

May 8, 2017

Page 6 of 6

ADJOURNMENT

There being no further business to come before the City of Belen Planning & Zoning Commission, Vice Chair Pete Armstrong moved to adjourn.

Commissioner Gordon Reeves seconded the motion.

Motion carried.

The regular meeting of the City of Belen Planning & Zoning Commission adjourned at 7:11 pm.

Chairman Steve Ethridge

ATTEST: _____
Steven Tomita, Economic Development Director

**CITY OF BELEN, NEW MEXICO
AMENDMENT TO ZONING MAP APPLICATION
(ZONE CHANGE)**

Applicants Name: Miguel Baldonado Phone: 864 6008
Address: 194970 Hwy 314 Belen N Mex 87002
Authorized Agents Name: _____ Phone: _____
Address: _____

Address of Property: 133 S 10th Street Belen nm 87002
Block and Lot: Lot 15-17 Filed 154 Addition: 133 10th Street
Tract Number: 57A1 Map: MR6CD Map 100
Total acreage in Tract: 0.1076 Acres
Number of Dwellings: 2 Density/Acre: 0.1076 ac
Zoning of Property: R1 Present Use: 0
Requested Zoning: R2

APPLICATION REQUIREMENTS

The following material must be provided by applicant.

- Filing fee of \$250.00
- Letter of transmittal, describing existing zoning, proposed zoning and reasons for the request.
- Affidavit of ownership.
- A scaled drawing describing the survey of tract boundaries, the location of all roads on and adjacent to the tract, the existing zoning for the tract and adjacent properties.
- Survey plat showing boundary, metes and bounds description of the land proposed for rezoning.

The Applicant must also do the following:

- Post and maintain one or more signs on the premises involved at least fifteen days prior Public Hearing Date and remove such signs within five days after Public Hearing Date.

NOTE: Failure to do so is grounds for deferral or denial of this application.

Accompanying this application are the above listed requirements for the proposed Amendment to the Zoning Map. I have examined and am familiar with the zoning regulations of the present zone and the requested zone. I understand that the City of Belen will not assume any liability for a possible lack of understanding on my part.

Miguel Baldonado
Signature of Applicant

Feb 17 2017
Date

**THIS APPLICATION REQUIRES A PUBLIC HEARING BY THE PLANNING & ZONING
COMMISSION AND THE BELEN CITY COUNCIL.**

Planning and Zoning Commission Meeting Date: March 27 Approved/Disapproved: _____
Belen City Council Meeting Date: _____ Approved/Disapproved: _____

FEE PAID: 250 RECEIPT NO.: 14:002395 DATE: 2-23-17

City of Belen Planning & Zoning
Belen City Council

I am the owner of a piece of property located at 133 S Tenth St. that contained .11 acres (4,791.60 sq. ft.). The current zone on this property is R-1, which requires a total lot ground area of 6,000 Sq. Ft. with a 20' front, 15' rear and 5' side setbacks.

I am requesting this zone be changed to R-4, which has a total ground area of 4,000 sq. ft. with a 10' front, 15' rear, and 5' side setbacks to place one duplex unit. This unit would have two one-bedroom apartments. We think our city is in need for this type of unit to serve our seniors. This location is close to the Catholic Church and is close to convenient shopping areas.

Thank you for your consideration.

Mike Baldonado

A handwritten signature in black ink that reads "Mike Baldonado". The signature is written in a cursive, flowing style.

OWNERS AFFIDAVIT

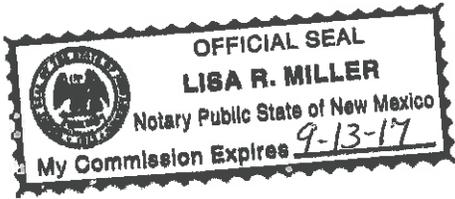
STATE OF NEW MEXICO)
COUNTY OF VALENCIA) SS
CITY OF BELEN)

We,
I Miguel Baldonado
(Please PRINT name in full)

being duly sworn, depose and say that (I am) (we are) the owner(s) of property located at
133 S 10th Street Belen, for which (I am) (we are)
(Address) NM 87002

requesting a (Zone Change, Special Use Permit, Variance, Conditional Use, Annexation, Appeal)
_____ through the City of Belen. Furthermore, (I) (we) hereby appoint
_____ of _____ as our agent to act in our
behalf on all matters pertaining to the processing of this application.

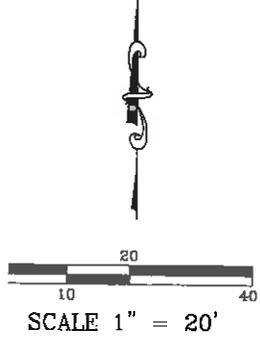
Miguel Baldonado
Signed
Belen Nmex
19497 Hwy 314 87002
Address



864 000 8
Phone

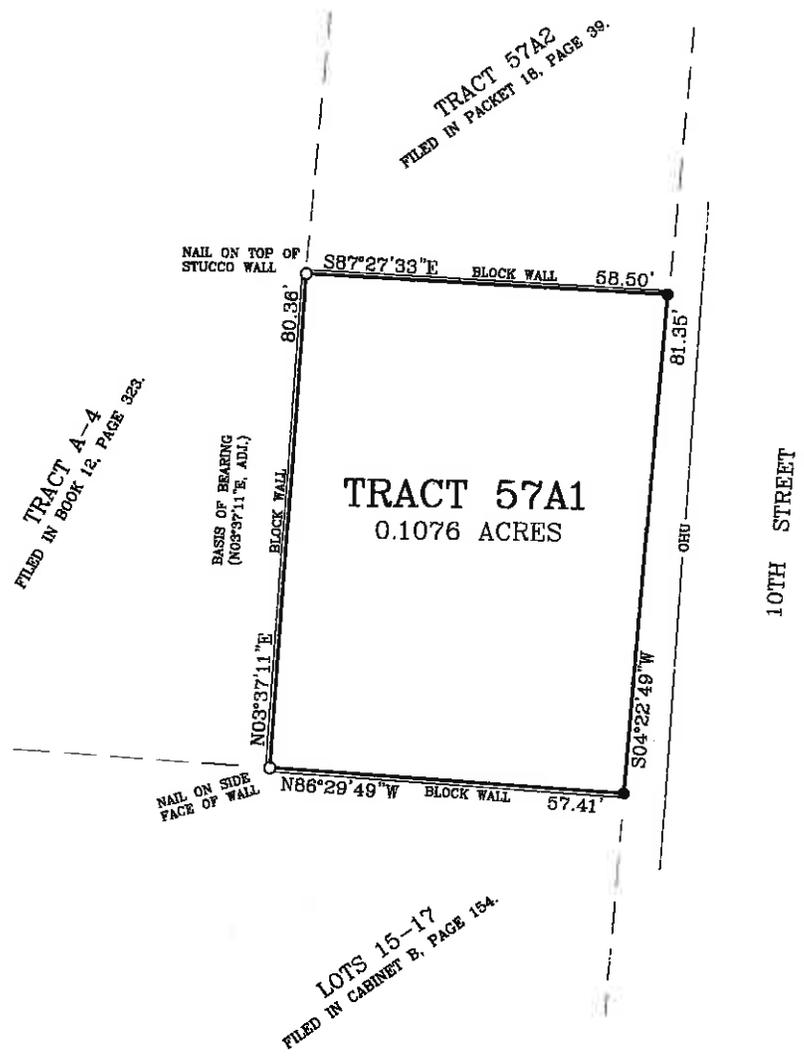
Subscribed and sworn to before me this 23rd day of February, 20 17.
Lisa R Miller
Notary

My Commission Expires:
9-13-17



FILED IN THE OFFICE OF THE VALENCIA COUNTY CLERK THIS
 DAY OF 1/19 2017, IN CABINET N, NO. 409
 BOOK _____ PAGE _____, BY Suzanne Lente DEPUTY.
Paige Campbell, COUNTY CLERK.
 AMOUNT 25.00, PAID BY Tim M RECEIPT NO. 17587

REVIEWED BY THE VALENCIA COUNTY
 P & Z DEPARTMENT.
Alvin Lopez 1/3/17
 SIGNATURE DATE



PLAT
 ERTY.
 OM

INDEX INFORMATION FOR CC
OWNER: MANUEL GALLEGOS
SECTION 18, TOWNSHIP 5 NORTH,
SUBDIVISION: N/A
FIRM MAP: EFFECTIVE DATED: AUGUST 19, 2010
COMMUNITY PANEL NUMBER - 3f
ZONE X



15 ft.

5 ft.

14 ft.

5 ft.

850561 Agent Detail Report - Land Active

133 S 10Th Street, Belen, NM 87002 \$8,900

Area: 741 - Belen **Lot SqFt:** 3,920.4 **On Market Date:** 09/23/2015
Zone Atlas: QQQ6 **Apx Lot Dim Side:** 75 **Expiration Date:** 03/23/2016
County: Valencia **Price/Acre:** 98,888.89 **DOM/CDOM:** 181/181
Acres: 0.09 **Apx Lot Dim Front:** 81 **Lot Size Source:** On-Line
Subdivision: NA
of Lots: 1



Legal Description: S: 18 T: 5N R: 2E MAP 100 TR 57A1 .09 ACS: 18 T: 5N R: 2E MAP 100 TR 57A1 .09 AC

Tract: 57A1 **Block:** NA
Unit: NA **Section:** 18
Lot: NA **Township:** 5N
Property Sub-Type: Sale **Range:** 2E
Short Sale: No **Bank Owned:** No

Package Deal: No
Lot: NA

Acc. To Prop Line: Paved Road, Public Road	Property Access: E Property Line	Topography: Mostly Level
Distance to Cable: At Line	Distance to Phone: At Line	Type: Lot
Docs/Data Available: None	Distance to Gas: At Line	Utility Impact Fee: Utility Impact Fee: Unknown
Dist to Electrical: At Line	Possession: Day of Funding	Water Information: City Water
Finance Considered: Cash Only	Restrictive Covenant: Same As Zoning	Distance to Water: At Line
Features: Curb And Gutter, Sidewalk	Sales Info: Seller Assist Ofrd: No, FIRPTA: No, Trade/Xch Considered: No	Zoning: R-1
	Distance to Sewer: At Line	
	Title Evidence: Titl Bndr Prior Clos	

Directions: Min st Belen and Reinken. West on Reinken. South on 10th St to property. West side of street

Prop Specific Rm rks: Small lot adjacent to attorney office.

Owner Name: Manuel Gallegos	Listing Member: Mary E Saul	Listing Office: (CBLR08)Coldwell Banker Legacy
Owner Phone: Theresa	Phone: 505-480-3342	Phone: 505-865-5500
Owner Phone 2:	Email: msaulrealtor@swcp.com	Fax: 505-865-6001

Owner/Broker: No

UPC Code: 1007028008273000000

Block: NA

Unconditional Comp: 5%

Apx Taxes: 36.76

FIRPTA: No

Variable Rate Comm: No

Tax Exemption: Unknown

Buyer Exclusion: No

Flood Zone: Unknown

Original List Price: 8,900 **Service Type:** Full Service **On Market Date:** 09/23/2015 **Expiration Date:** 03/23/2016

Agreement Type: Exclusive Right To Sell **Status Change Date:** 09/23/2015 **Listing Date:** 09/23/2015 **Prepared By:** msaul

Information is deemed to be reliable, but is not guaranteed. © 2016 MLS and FBS. Prepared by Mary E Saul on Tuesday, March 22, 2016 11:40 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Job	Truss	Truss Type	Qty	Ply	Addition
B160513	T1	Common	36	1	Job Reference (optional)

Champion Truss, Inc., Albuquerque NM 87105, Johnhenry Luna

7.620 s Apr 30 2015 MiTek Industries, Inc. Wed Mar 23 13:38:48 2016 Page 1
 ID:uoZf332qZ9T5bRYqo7VSopzY12p-jnadhmsc1q5EsqueAtY61KTFLQYTIvN8YLfvRzY0qr



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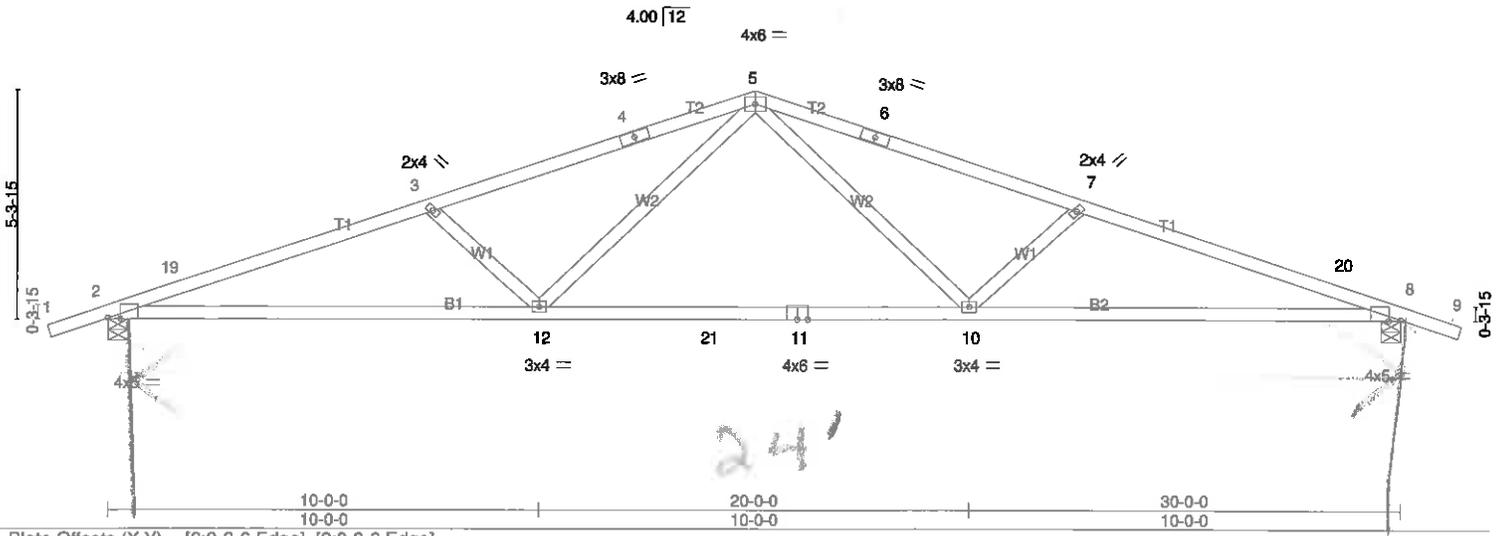


Plate Offsets (X,Y)-- [2:0-3-6,Edge], [8:0-3-6,Edge]

LOADING (psf)	SPACING-	CSI.	DEFL.	PLATES	GRIP
TCLL 20.0	2-0-0	TC 0.67	in (loc) l/defl L/d	MT20	197/144
TCDL 10.0	Plate Grip DOL 1.25	BC 0.67	Vert(LL) -0.40 10-12 >897 360		
BCLL 0.0	Lumber DOL 1.25	WB 0.33	Vert(TL) -0.87 10-12 >412 240		
BCDL 10.0	Rep Stress Incr YES	(Matrix-M)	Horz(TL) 0.13 8 n/a n/a		
	Code IRC2009/TPI2007			Weight: 97 lb	FT = 20%

LUMBER-
 TOP CHORD 2x4 SPF 1650F 1.5E
 BOT CHORD 2x4 SPF 1650F 1.5E
 WEBS 2x4 SPF Stud

BRACING-
 TOP CHORD Structural wood sheathing directly applied or 3-2-15 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size) 2=1325/0-5-8 (min. 0-2-1), 8=1324/0-5-8 (min. 0-2-1)
 Max Horz 2=62(LC 6)
 Max Uplift 2=-44(LC 4), 8=-44(LC 5)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-19=-2937/332, 3-19=-2825/354, 3-4=-2586/289, 4-5=-2494/301, 5-6=-2493/301,
 6-7=-2585/289, 7-20=-2824/354, 8-20=-2936/332
 BOT CHORD 2-12=-249/2730, 12-21=-122/1808, 11-21=-122/1808, 10-11=-122/1808, 8-10=-249/2729
 WEBS 5-10=-1/833, 7-10=-500/174, 5-12=-1/834, 3-12=-500/174

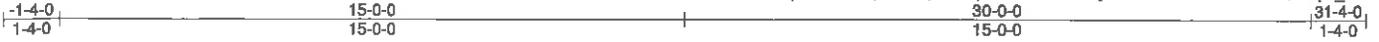
- NOTES-**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 90mph; TCDL=6.0psf; BCDL=6.0psf; h=12ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Exterior(2) -1-4-9 to 1-7-7, Interior(1) 1-7-7 to 12-0-0, Exterior(2) 12-0-0 to 15-0-0, Interior(1) 18-0-0 to 28-4-9 zone; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
 - 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 4) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members, with BCDL = 10.0psf.
 - 5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 44 lb uplift at joint 2 and 44 lb uplift at joint 8.
 - 6) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R602.10.2 and referenced standard ANSI/TPI 1.
 - 7) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard

Job B160513	Truss T1-DGE	Truss Type Common Supported Gable	Qty 2	Ply 1	Addition Job Reference (optional)
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Champion Truss, Inc., Albuquerque NM 87105, Johnhenry Luna

7.620 s Apr 30 2015 MiTek Industries, Inc. Wed Mar 23 13:38:50 2016 Page 1
ID:uoZf332qZ9T5bRYqo7VSopzY12p-fAIO6RusYSLy5821Hlaa7IZk32FMxHQfbsqm_JzY0qp



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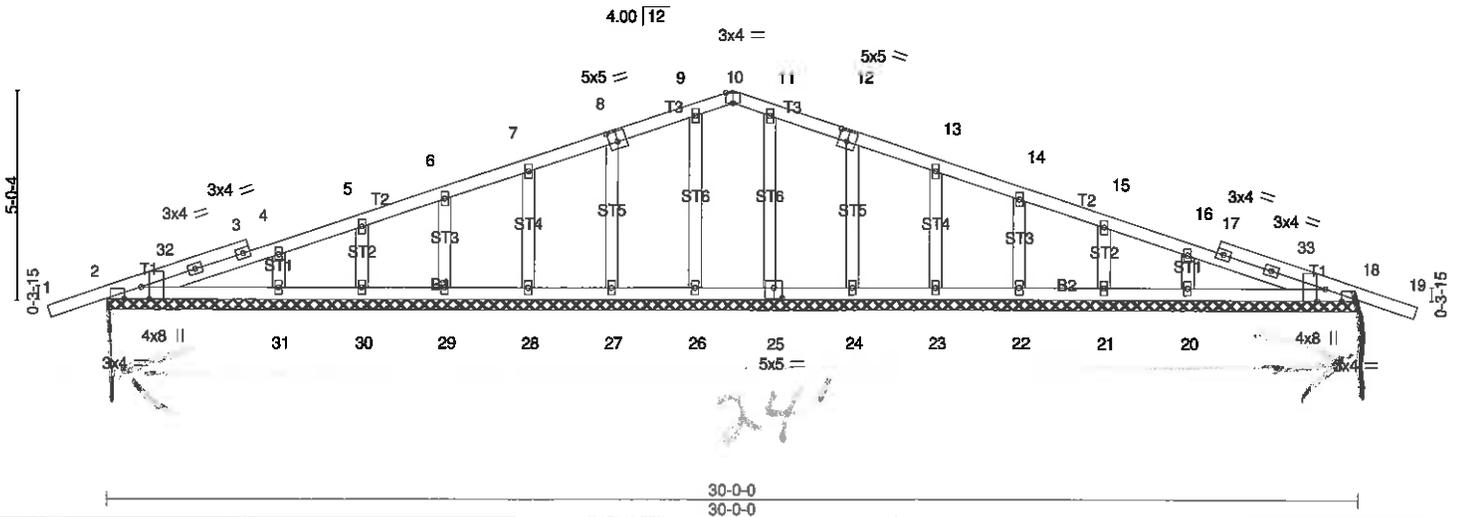


Plate Offsets (X,Y)-- [2:0-3-8,Edge], [2:0-4-12,Edge], [8:0-2-8,0-3-0], [10:0-2-0,Edge], [12:0-2-8,0-3-0], [18:0-3-8,Edge], [18:0-4-12,Edge], [25:0-2-8,0-3-0]

LOADING (psf)	SPACING-	2-0-0	CSI.	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 20.0	Plate Grip DOL	1.25	TC 0.08	Vert(LL)	-0.00	19	n/r	120	197/144
TCDL 10.0	Lumber DOL	1.25	BC 0.07	Vert(TL)	0.00	18	n/r	90	
BCLL 0.0 *	Rep Stress Incr	YES	WB 0.05	Horz(TL)	0.00	18	n/a	n/a	
BCDL 10.0	Code IRC2009/TPI2007		(Matrix)						
									Weight: 114 lb FT = 20%

LUMBER-
TOP CHORD 2x4 SPF 1650F 1.5E
BOT CHORD 2x4 SPF 1650F 1.5E
OTHERS 2x4 SPF Stud

BRACING-
TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.

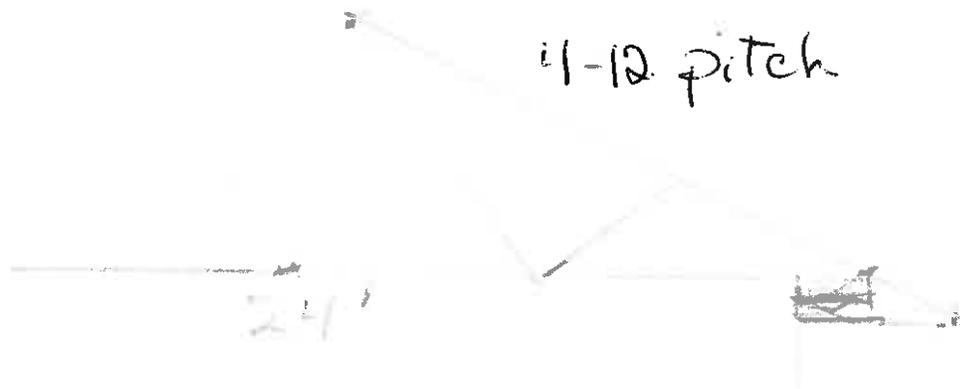
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. All bearings 30-0-0.
(lb) - Max Horz 2=58(LC 6)
Max Uplift All uplift 100 lb or less at joint(s) 2, 27, 28, 29, 30, 24, 23, 22, 21, 18
Max Grav All reactions 250 lb or less at joint(s) 2, 26, 27, 28, 29, 30, 25, 24, 23, 22, 21, 18 except 31=275(LC 1), 20=275(LC 1)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

- NOTES-**
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-05; 90mph; TCDL=6.0psf; BCDL=6.0psf; h=12ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) and C-C Corner(3) -1-4-9 to 1-7-7, Exterior(2) 1-7-7 to 12-0-0, Corner(3) 12-0-0 to 15-0-0, Exterior(2) 17-9-10 to 28-4-9 zone; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.33 plate grip DOL=1.33
 - 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
 - 4) All plates are 2x4 MT20 unless otherwise indicated.
 - 5) Gable requires continuous bottom chord bearing.
 - 6) Gable studs spaced at 2-0-0 oc.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 27, 28, 29, 30, 24, 23, 22, 21, 18.
 - 10) Beveled plate or shim required to provide full bearing surface with truss chord at joint(s) 2, 18.
 - 11) This truss is designed in accordance with the 2009 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.
 - 12) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.

LOAD CASE(S) Standard



2' - 2x6 wall
 R-19 Fiberglass



Miguel Galardo



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MAYOR PRO-TEM
FRANK ORTEGA
CITY COUNCILOR

CASE REPORT

May 24, 2017

ZONE CHANGE REQUEST

Location: 133 S Tenth St., Belen NM 87002

SITE DATA

Existing Use: Residential

Lot Size: .11 acres (4,791.60 Sq. Ft.)

Direction	Zoning	Existing Land Use
North	R-1	Attorney's office
East	C-1	St Vincent De Paul's Thrift Store
South	R-1	Single Family Residential
West	R-1	Apartment Complex

*See attached zone map.

REQUEST

The applicant is requesting a Zone Change from R-1 to R-4

R-1 Requirements	R-4 Requirements
6500 Sq. Ft.	4,000 Sq. Ft.
Front Setback- 20 Feet	Front Setback-10 Feet
Rear Setback- 15 Feet	Rear Setback-15 Feet
Side Setback- 5 Feet	Side Setback-5 Feet
Off Street Parking – 2 per Single Family Dwelling	Of Street Parking – 2 per family Dwelling unit

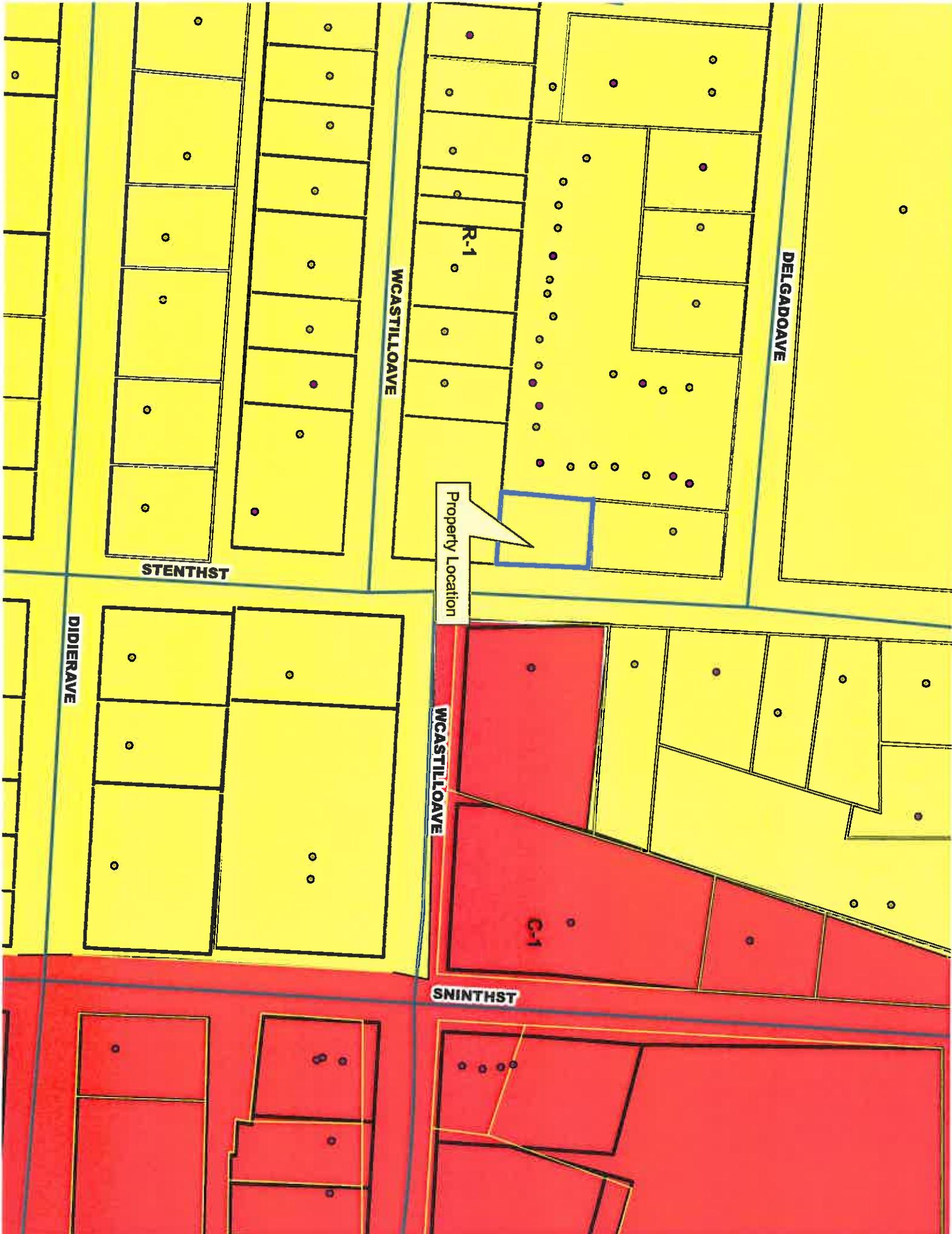
*See attached R-1 and R-4 Zoning Regulations

STAFF FINDINGS AND RECOMMENDATIONS

1. This Vacant lot is a non-conforming lot in its present zone, R-1.
2. The surrounding area consists of an apartment complex on one side, an attorney's office on another. On the south side is a single-family resident. Across the Street is a Business area consisting of a Thrift Store, a Magistrate Court, an Eye care center, and a Furniture warehouse.
3. Therefore, after reviewing the revised plans for the duplex, the staff finds that the granting of this zone change would not adversely affect the health, safety, welfare, or the neighborhood character.

If the Planning & Zoning Commission votes to approve this application, staff recommends that the following conditions of approval be imposed:

- Applicant must adhere to the R-4 rules and regulations.
- Applicant must obtain the necessary permits to begin construction and must comply with the applicable state stands, and be completed within one (1) year of the issuance of the building permit.



WCASTILLOAVE

DELGADOAVE

STENTHST

Property Location

DIDIERAVE

WCASTILLOAVE

SNINTHST

R-1

C-1

Chapter 17.16 - R-1 SINGLE-FAMILY RESIDENTIAL

Sections:

17.16.010 - Intent.

The purpose of this zone is to allow conventional, on-site constructed, single-family dwelling units and those uses which are both compatible with and convenient to the residents of such a neighborhood. Density shall be limited to one (1) dwelling unit per lot. Land uses such as churches, schools, and parks are allowed.

(Ord. No. 2015-14, 11-16-2015)

17.16.020 - Accessory uses.

- A. Buildings or structures customarily incident to uses in this zone district.
- B. Storage of a boat, camper, trailer, or other recreational vehicle as long as such boat, camper, trailer, or vehicle is not used as a dwelling or additional living quarters and is not connected to utilities. The boat, camper, trailer or vehicle must be stored in a rear or side yard.
- C. Home occupations are permitted only to the extent authorized by the definitions in this title.
- D. Fences or walls not exceeding six (6) feet in height in those areas within the rear or side setbacks of a lot, and not exceeding four (4) feet in height for a non-solid fence in those areas within the front setback of a lot and not exceeding three (3) feet in height for a wall or solid fence in those areas within the front setback of a lot.

(Ord. No. 2015-14, 11-16-2015)

17.16.030 - Supplementary regulations.

- A. Area. Each lot shall have a minimum ground area of six thousand (6,000) square feet and a minimum width of sixty (60) feet.
- B. Setback.
 1. Front, twenty (20) feet;
 2. Rear, fifteen (15) feet:
 - a. Accessory buildings may be located anywhere within the rear setback area provided that the accessory building is less than two hundred (200) square feet in floor area and there is a separation of no less than ten (10) feet between the accessory building and any other building on the lot or adjacent lots. Such building shall comply with chapter 15.32 drainage regulations of the Municipal Code and maintain any and all public utility easements.
 - b.

An accessory building used as a garage for off-street parking with access to an alley shall maintain a setback of at least five (5) feet from the alley;

3. Side, five (5) feet on each side.
 - C. Height. No building or structure shall exceed thirty-five (35) feet except as otherwise provided in this title.
 - D. Off-Street Parking. Provided in chapter 17.56 of this title.
- (Ord. No. 2015-14, 11-16-2015)

Chapter 17.27 - R-4 MEDIUM RESIDENTIAL

Sections:

17.27.010 - Intent.

The purpose of this zone is to allow for a variety of single-family detached and single-family attached (duplex units) lot sizes. This zone allows for a traditional compact residential neighborhood and those uses that are both compatible with and convenient to the residents of such a district. Offices and certain nonresidential uses which are of particular convenience to the residents of this zone are allowed.

(Ord. No. 2015-14, 11-16-2015)

17.27.020 - Accessory uses.

- A. Buildings or structures customarily incidental to uses allowed in this zone district.
- B. Home occupations are permitted only to the extent authorized by the city of Belen's zoning ordinance.
- C. Fences or walls not exceeding six (6) feet in height may occur within the rear or side yard setbacks of the lot and not exceed four (4) feet in height for a non-solid fence or three (3) feet for a solid fence within the front yard setback of a lot.

(Ord. No. 2015-14, 11-16-2015)

17.27.030 - Supplementary regulations.

- A. Area. Each lot shall have a minimum ground area of four thousand (4,000) square feet and a minimum width of forty (40) feet.
- B. Floor area ratio: 1.0.
- C. Setback.
 1. Front: ten (10) feet;
 2. Rear: fifteen (15) feet;
 3. Side: five (5) feet;

4. Garage: twenty (20) feet for front facing;
 5. Garage: ten (10) feet for side turned;
 6. Alley: five (5) feet for garage.
- D. Height. No building or structure shall exceed forty-five (45) feet except as otherwise provided in this title.
- E. Off-street parking. Provided in chapter 17.56 of this title.
- F. Off-street loading. Provided in chapter 17.56 of this title.
- G. Paved off-street parking is required for structures containing three (3) or more dwelling units, and shall be constructed using standard curbing and pavement design specifications subject to review and approval by the city engineer.
- H. Landscaping is required on all multifamily residential lots to the extent that it enhances the appearance of the development, alleviates drainage problems, and blends with the surrounding area. Existing trees should be preserved to the extent possible. A minimum of ten (10) percent of total square footage of the lot area shall be devoted to landscaping.
- Landscaping will consist of a combination of grass, shrubs, grave and trees, developer will provide irrigation system if necessary.
- I. Area lighting shall be provided in the development for safety and security purposes. All street lights shall be designed and placed in accordance with the subdivision design standards of the city of Belen.
- J. In the event a development is being proposed next to an irrigation ditch, the developer shall construct a six-foot tall chain link fence or a fence of similar construction along the property line which borders said irrigation ditch. Irrigation ditch shall not be meant to include a bar ditch or small ditch for individual use.
- K. A storm drainage management plan is required for all multifamily residential developments. It shall be in compliance with city drainage regulations and shall be subject to review and approval by the city engineer.
- L. Trash bins shall be provided in the amount the sanitation department feels necessary, and shall be three-sided with block or wood, and shall be six (6) feet in height. The placement of trash bin shall be approved by sanitation department for proper pickup.

(Ord. No. 2015-14, 11-16-2015)



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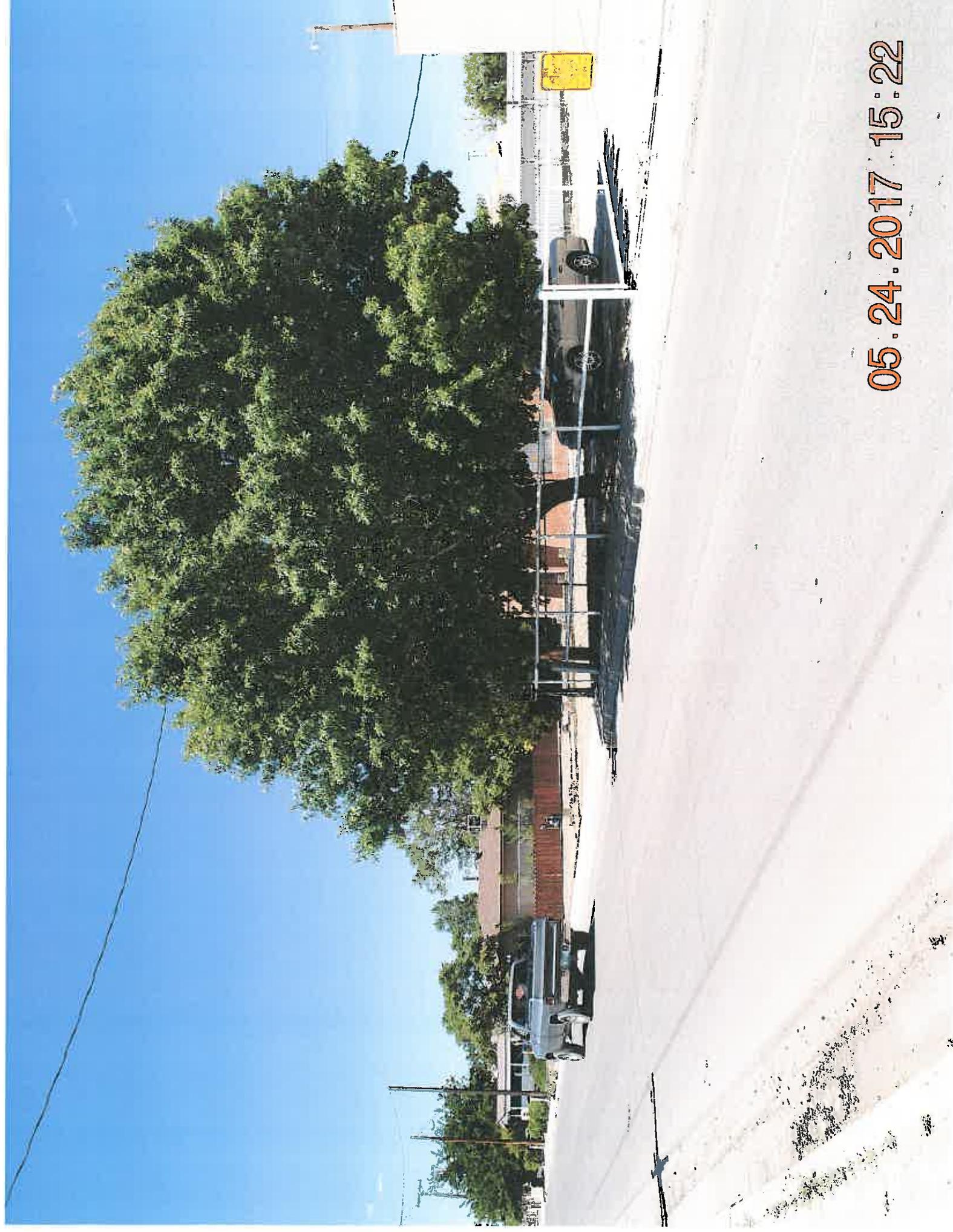
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